

# LIBERTY

TOWN ★ SQUARE

NORTH CINCINNATI



# 15 FORTUNE 1000 HEADQUARTERS ARE LOCATED IN CINCINNATI

## CINCINNATI

The City of Cincinnati is the largest MSA in the state of Ohio with over 2.2 million people. Founded in the early 1800's with its rolling hills and rivers, it still retains the personality and charm of an Old World City. Called "the most beautiful inland City in America" by Winston Churchill, Cincinnati has one of the most vibrant skylines in America with a generous share of Fortune 500 companies.

### CINCINNATI QUICK FACTS

#### OVER 2.2 MILLION PEOPLE

live in the Cincinnati metro area

#### 24TH LARGEST METRO AREA

in the United States

#### THE LARGEST CITY IN OHIO

by population, larger than Cleveland and Columbus

#### 9 FORTUNE 500 HEADQUARTERS

and 15 Fortune 1000 headquarters are located in the Cincinnati MSA

#### 360 FORTUNE 500 COMPANIES

have operations in the Cincinnati MSA

#### OVER 20 COLLEGES, UNIVERSITIES AND INSTITUTES

of higher learning are located in Cincinnati metro area

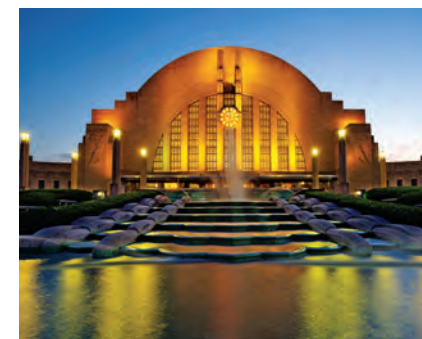
#### PROFESSIONAL SPORTS

Cincinnati Reds and Cincinnati Bengals call Cincinnati home

#### WORLD RENOWNED

Symphony, Zoo, Medical Facilities, and Museum Centers

MARKET	POPULATION	HH WITH INCOME >\$100K
CINCINNATI, OH-KY-IN	2,181,429	166,021
CLEVELAND, OH	2,076,813	149,999
COLUMBUS, OH	1,803,507	140,212







# NORTH CINCINNATI THE MARKET

North Cincinnati is a collection of young, affluent, and fast growing communities that provide a traditional suburban lifestyle with high quality housing, services, and amenities. The communities of Liberty Township, Mason, and West Chester are ideally situated at the center of the high growth I-75 corridor that connects Cincinnati and Dayton and are consistently ranked by the national media as top places to live and raise a family.

### MARKET QUICK FACTS

#### 4 OF THE 5 LARGEST HIGH SCHOOLS

in the state of Ohio are located within 8 miles of Liberty Town Square

#### 45% OF THE POPULATION

within a 5 mile radius has 4+ years of college

#### A DAYTIME POPULATION OF 322,649

within a 10 mile radius

#### LIBERTY TOWNSHIP WILL BE THE CENTER

of the future Cincinnati - Dayton metroplex

#### THE METROPLEX WILL BE THE 15TH LARGEST

population area in the country by 2014 with over 3 million people

### ADJACENT COMMUNITY DEMOGRAPHICS

#### WEST CHESTER

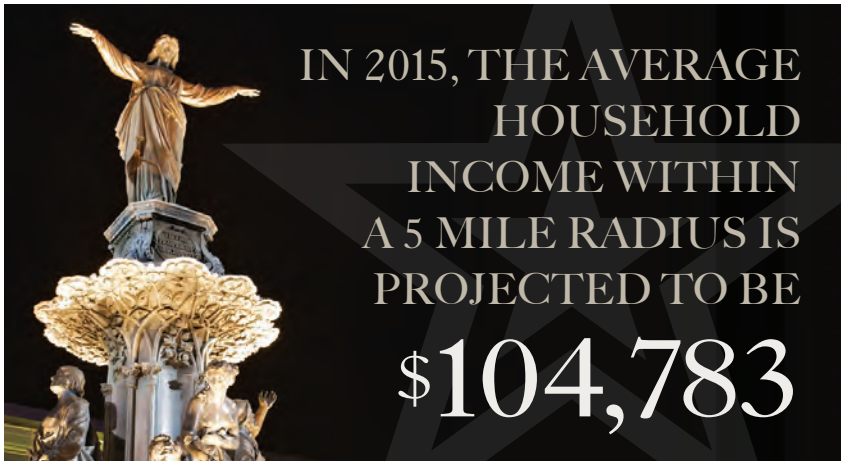
Avg HH income (2015)	\$101,103
HH Expenditures (2010)	\$68,252
Projected Growth (2010 – 2015)	5%

#### LIBERTY TOWNSHIP

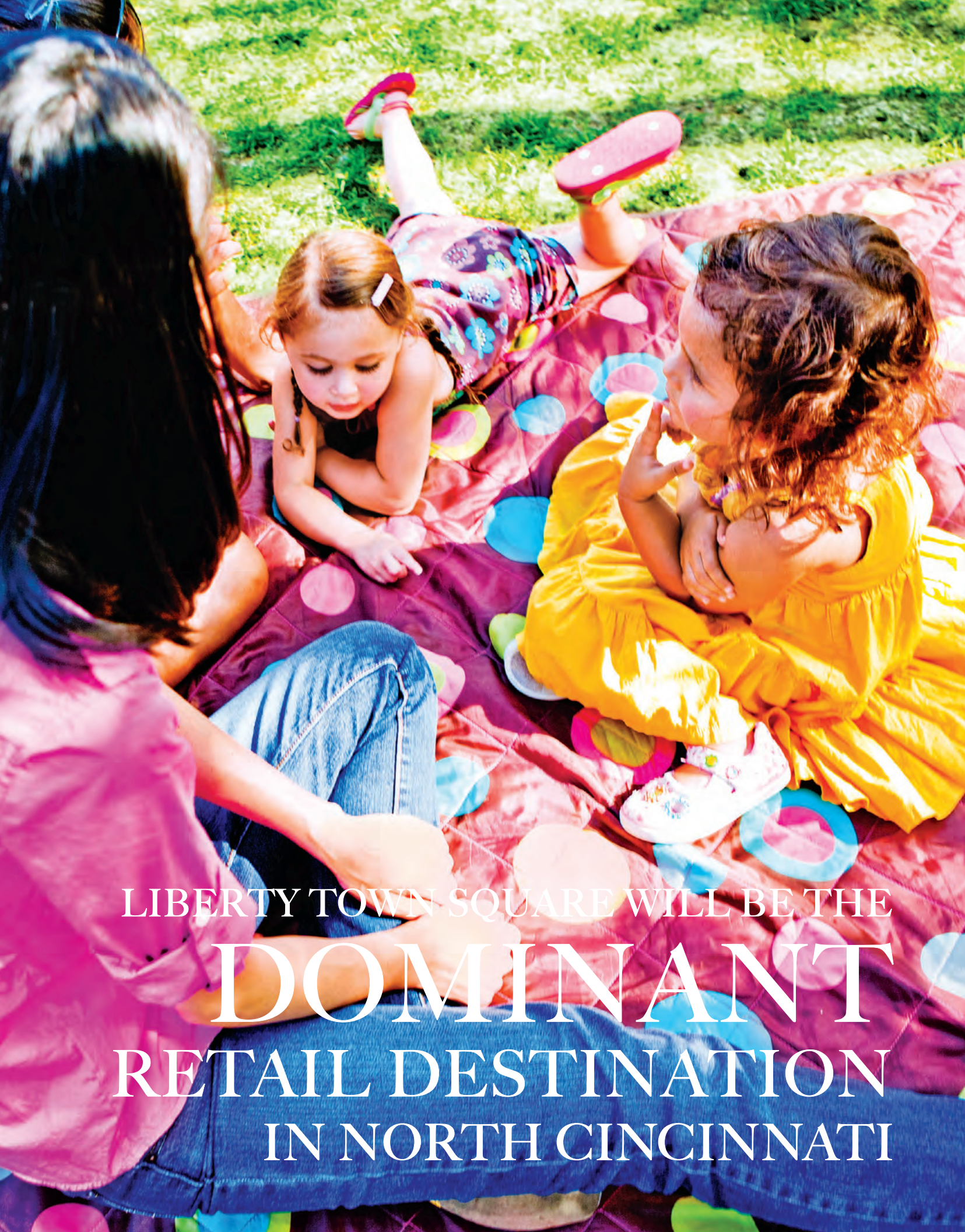
Avg HH income (2015)	\$97,595
HH Expenditures (2010)	\$67,613
Projected Growth (2010 – 2015)	14%

#### MASON

Avg HH income (2015)	\$110,098
HH Expenditures (2010)	\$72,122
Projected Growth (2010 – 2015)	7%







LIBERTY TOWN SQUARE WILL BE THE  
**DOMINANT**  
RETAIL DESTINATION  
IN NORTH CINCINNATI

# LIBERTY TOWN SQUARE

## THE SITE

Liberty Town Square is a 100 acre site ideally located at the newly constructed \$55 M interchange at I-75 and SR 129, a major East-West connector. This location combined with a dynamic mixed-use environment will make Liberty Town Square the premier destination for shopping, dining and entertainment, as well as provide top-quality office space and luxury residential living.

### SITE QUICK FACTS

#### OVER 170,000 VEHICLES

drive by the site every day

#### LAKOTA EAST HIGH SCHOOL

with 2,300 students is directly adjacent to the site

#### 2 REGIONAL HOSPITALS WITHIN ONE MILE

Cincinnati Children's Hospital North and West Chester Hospital

#### PRIVATE GOLF CLUB COMMUNITIES

surround the site with home values in excess of \$1M

#### SITE FRONTS I-75 AT THE LIBERTY WAY INTERCHANGE

A new interchange with full north and south exits

#### FOUR ENTRY POINTS INTO SITE

approved off of Liberty Way

### THE MARKET - 10 MILE RADIUS

Current Population

**432,887**

Projected 2020 Population

**512,072**

Population Growth (2010 - 2015)

**6%**

Number of Households 2020

**178,389**

Average Household Income

**\$90,419**

Households with Income >\$75,000

**67,250**

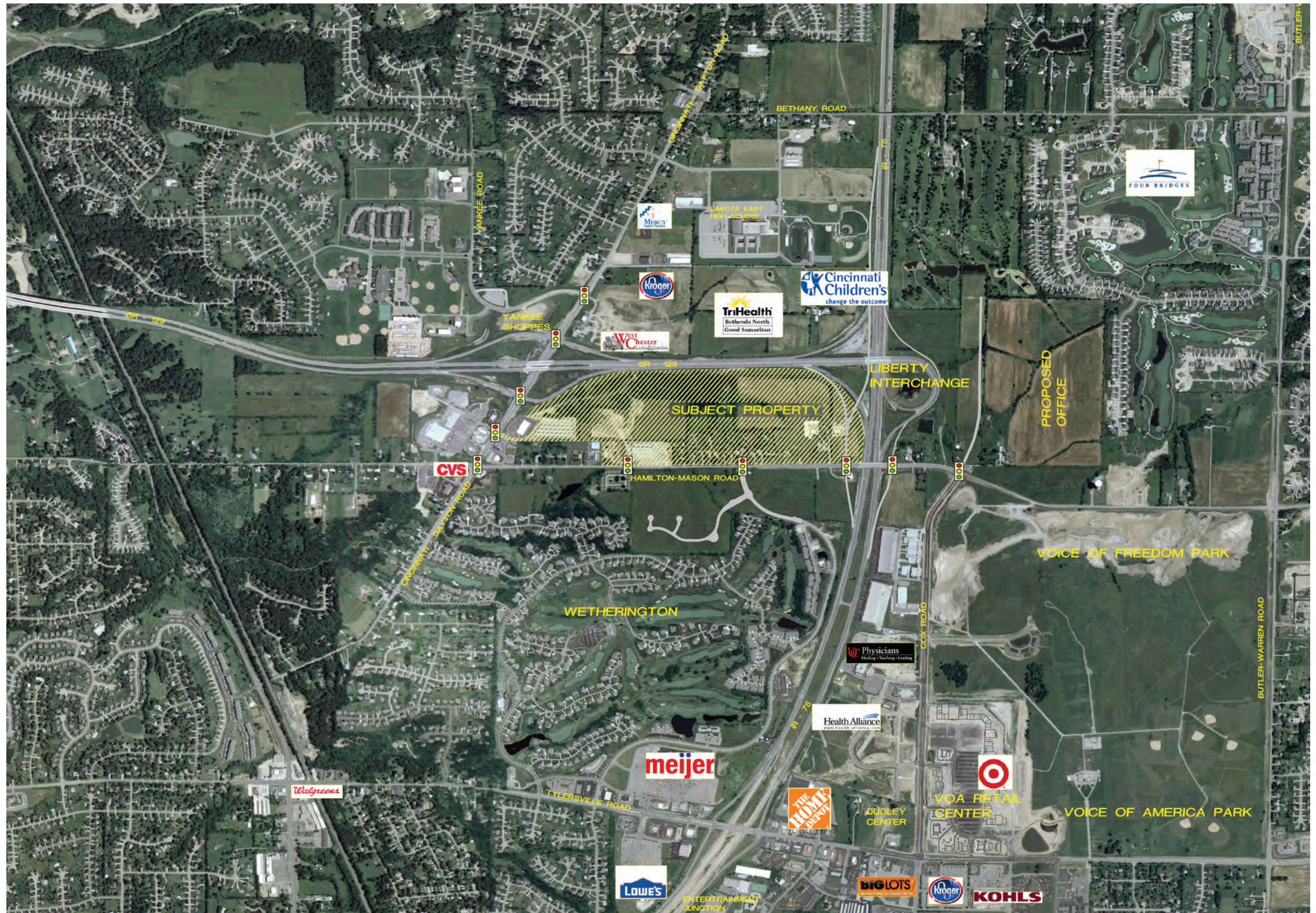
Households with Income >\$100,000

**43,072**

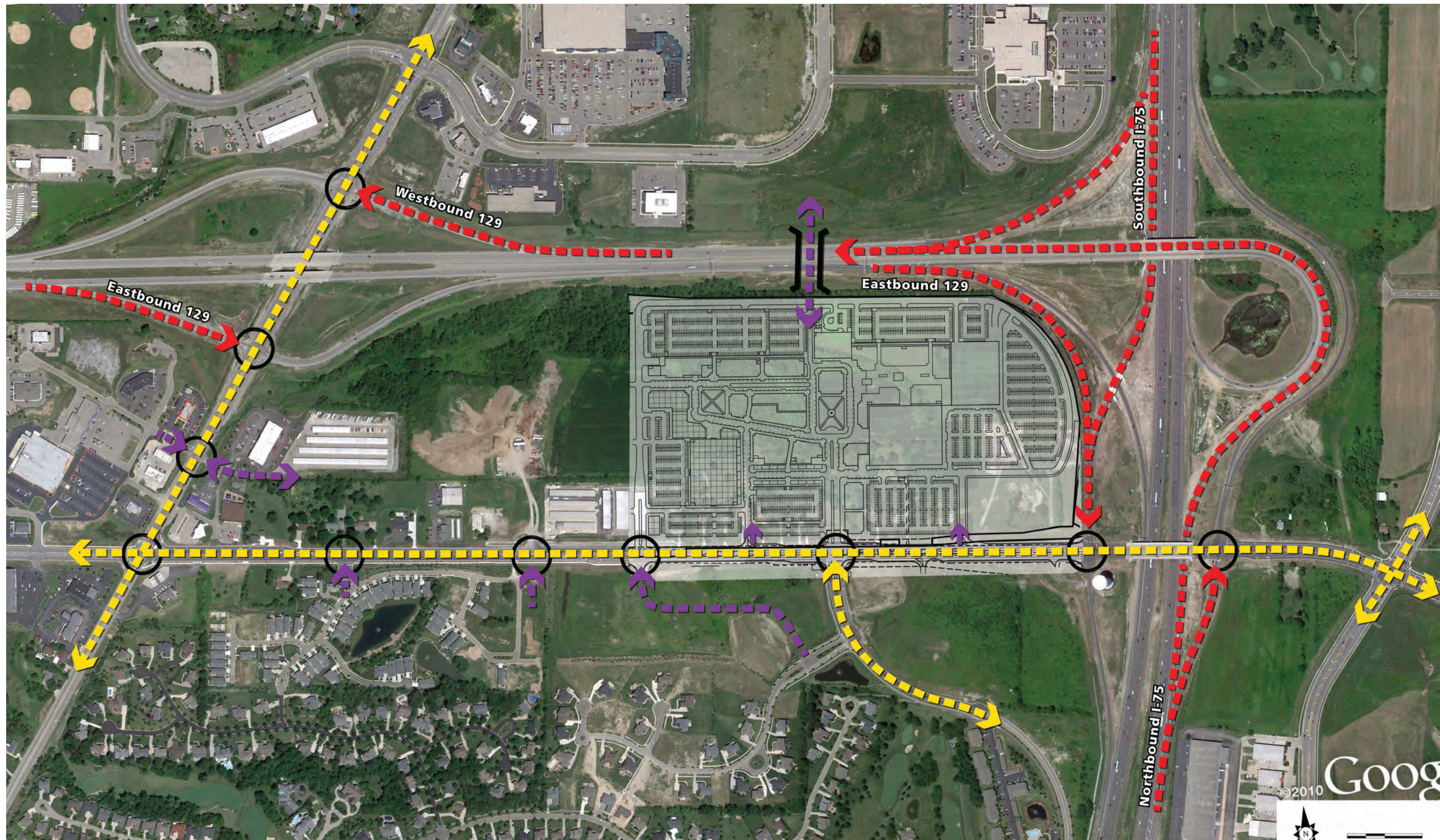
Daytime Population

**322,649**













# LIBERTY

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## THE PREMIER MIXED-USE DEVELOPMENT IN CINCINNATI

WITH RETAIL, ENTERTAINMENT,  
RESIDENTIAL, OFFICE AND HOTELS

### PROPOSED PHASE ONE – OPENING LATE 2014

Department Stores	<b>375,000 sf</b>
Inline Specialty Retail	<b>350,000 sf</b>
Restaurants	<b>50,000 sf</b>
Cinema	<b>60,000 sf</b>
Integrated Office	<b>100,000 sf</b>
Residential (155 units)	<b>150,000 sf</b>
Hotel	<b>135 Rooms</b>

PHASE ONE WILL HAVE A TOTAL  
OF 1,300,000 SQUARE FEET



BUTLER COUNTY VETERANS HIGHWAY

LIBERTY WAY

75





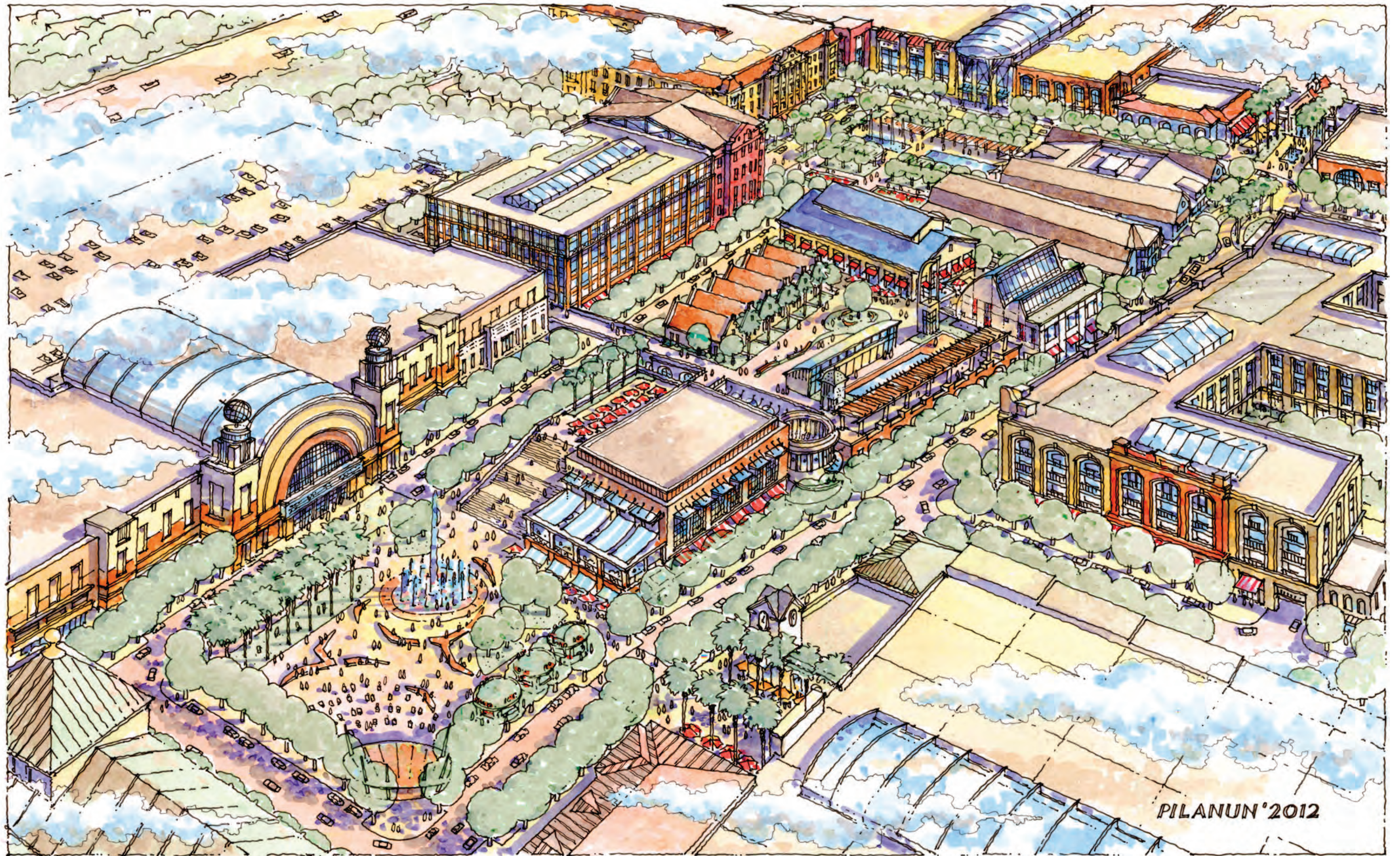
BUTLER COUNTY VETERANS HIGHWAY

LIBERTY WAY

75







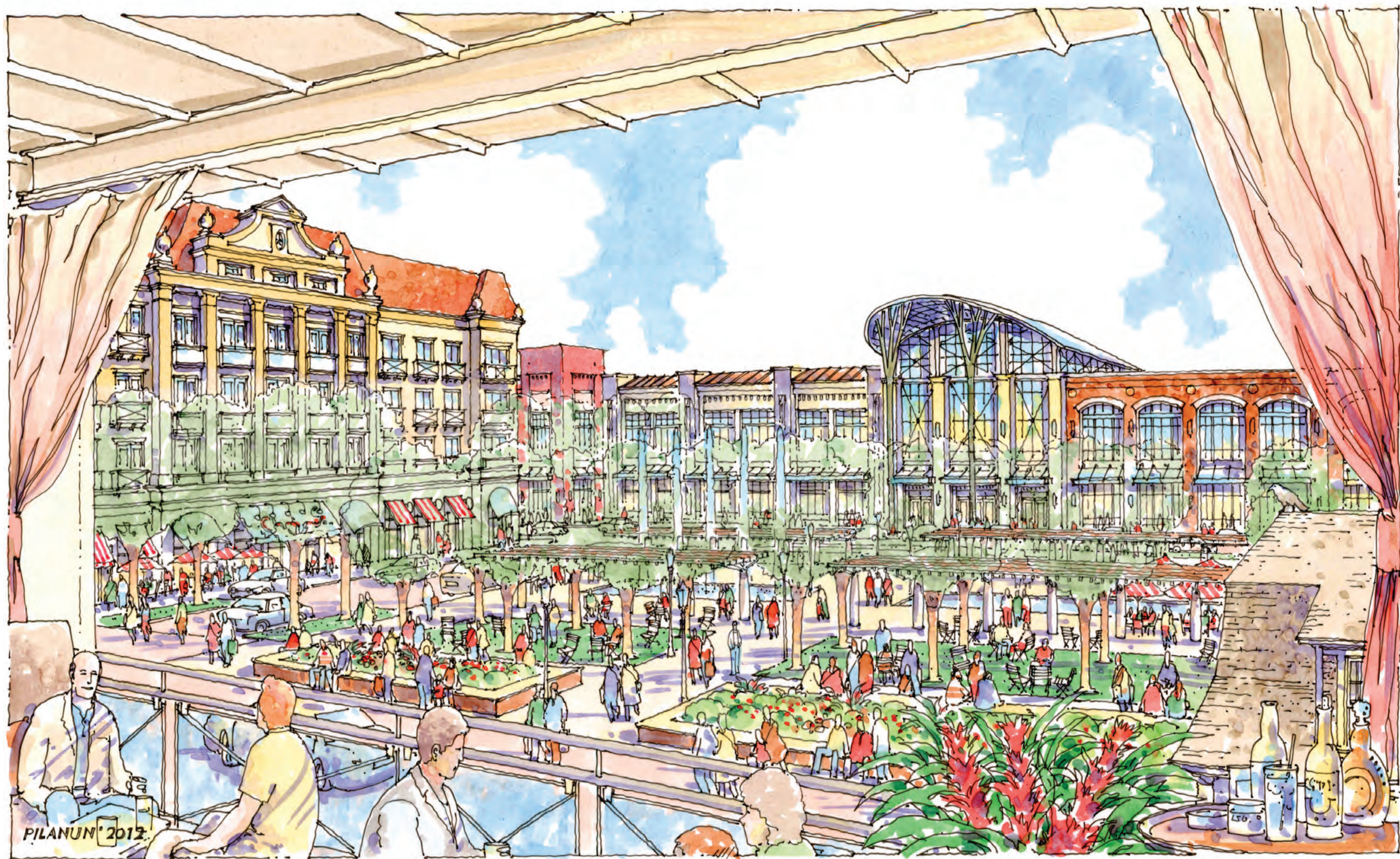
PILANUN'2012



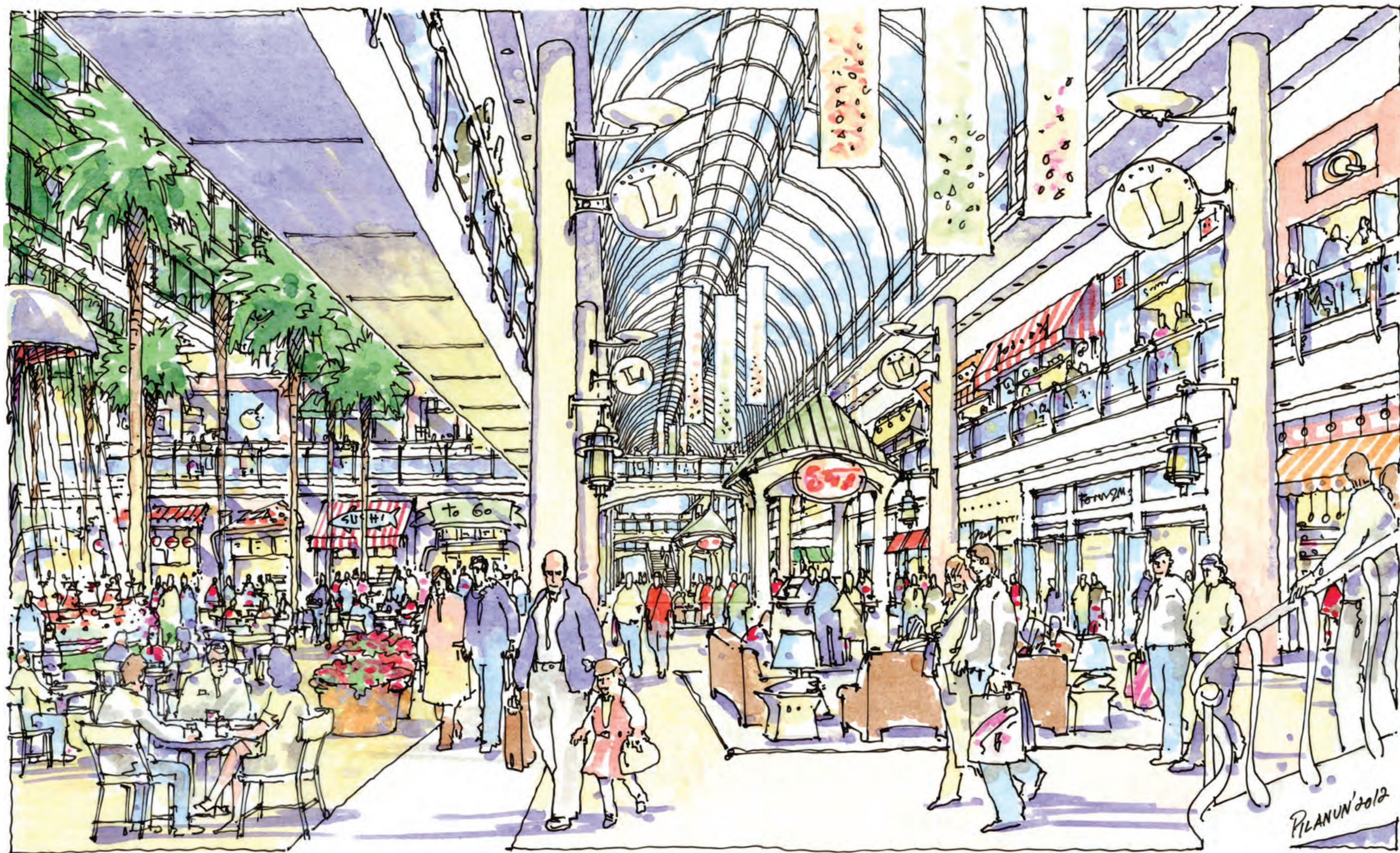


PILANUN' 2012









PLANUN'2012



A photograph of two women walking and laughing in front of a brick building at night. The woman on the left is wearing a black and white checkered coat, and the woman on the right is wearing a white coat. The building in the background has large windows and is illuminated.

# LUXURY SHOPPING, DINING AND ENTERTAINMENT 1.3 MILLION SQUARE FEET

## PARTNERSHIP

A strategic partnership with proven success in planning, developing and managing best-in-class mixed-use property. Together this team has the experience and vision to make Liberty Town Square the premier mixed-use shopping, dining and entertainment destination in Southwestern Ohio.

### **STEINER REAL ESTATE SERVICES, LLC**

Founded in 1993 by Yaromir Steiner, Steiner + Associates has built a track record of development excellence that clearly establishes the firm as one of the industry's most respected developers. Operating out of the firm's corporate offices at Easton Town Center in Columbus, Ohio, Steiner's award-winning development team is focused on creating profitable retail and mixed-use environments and committed to a model that builds long-term value.

Over the course of the last two decades, Steiner has virtually redefined regional retail: developing, leasing and managing projects that emerge as true destinations, capable of drawing from the largest trade areas. Steiner has built, developed, leased and managed more than \$1.7 billion of projects comprising 7.4 million square feet of retail and mixed-use space.

### **BUCKSBAUM RETAIL PROPERTIES, LLC**

John Bucksbaum is the former Chairman and Chief Executive of General Growth Properties, Inc. (GGP). He has over 30 years experience in the shopping center industry and has managed a portfolio of over 200 malls, totaling over 200 million square feet with a valuation of approximately \$45 billion. Included in the portfolio was billions of dollars of new project developments, expansions and redevelopments. In addition to GGP Bucksbaum has served as Worldwide Chairman of the International Council of Shopping Centers (ICSC), an industry trade organization with approximately 50,000 members and he has also served as Chairperson of the Zell-Lurie Real Estate Center at the Wharton School.

### **FOR MORE INFORMATION CONTACT:**

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